

# promenade

## A T S P E C T R U M

### Maintenance Responsibility Matrix

**A = Association Maintained**

**O = Homeowner Maintained**

Air Conditioning – Common Area (C/A)	A		Garage Structures	A	
Air Conditioning – Homes		O	Gas Lines – In Homes		O
Appliances		O	Gazebos/Other Owner Improvements	N/A	
Building Exteriors – Stucco	A		Heating/Cooling Ducts (Gym only)	A	
Building Foundations	A		Heating/Cooling Ducts – Homes		O
Building Interiors – Homes		O	Heating Units – C/A	A	
Doors – C/A	A		Heating Units – Homes		O
Doors – Homes, Glass		O	Interior Faucets – C/A	A	
Doors – Homes, Interior		O	Interior Faucets – Homes		O
Doors – Homes, Knobs/Bells		O	Interior Fixtures – C/A	A	
Dryer Vents		O	Interior Fixtures – Homes		O
Electrical Lines – C/A	A		Interior Light Fixtures – C/A	A	
Electrical Lines – Homes		O	Interior Light Fixtures – Homes		O
Entryways	A		Landscaping – Backyards	N/A	
Exhaust Fans		O	Landscaping – C/A	A	
Exterior Faucets – C/A	A		Patio/Decks	A	
Exterior Faucets – 1 H/O		O	Recreation Center	A	
Exterior Faucets – 2 H/O		O	Roofs	A	
Exterior Light Fixtures – C/A	A		Spa – C/A	N/A	
Exterior Light Fixtures – Entry/Yard		O	Spa – Homes	N/A	
Exterior Wood Doors – Replacement	A		Telephone Wires		O
Exterior Wood Doors – Exterior Surface	A		Termite Control – Buildings C/A	A	
Exterior Wood Doors – Interior Surface		O	Termite Control – Homes		O
Fences – Backyard	N/A		Utility Meters – C/A	A	
Fences – C/A Exterior	A		Utility Meters – Homes		O
Fences H/O Install Inside C/A Fences	N/A		Water Heaters – C/A	A	
Floor Covering – In Homes		O	Water Heaters – Homes		O
Floor Covering – Rec Center	A		Water Pipes – C/A Main Pipe	A	
Garage Doors – Exterior Surface	A		Water Pipes – Homes		O
Garage Doors – Interior Surface		O	Window/Screens – C/A	A	
Garage Doors – Replacement	A		Window/Screens – Homes		O

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